

Current Land Use Applications

Updated: June 3, 2022

<https://www.meridenct.gov/>

CONTACT PLANNING AT 203-630-4081 FOR MORE INFORMATION

Note – agendas, meeting dates and meeting location are subject to changes.

Call the day of the meeting to confirm agenda items and location.

INLAND WETLANDS & WATERCOURSE COMMISSION

Meeting date: Wednesday, June 1, 2022 at 6:30 p.m. City Council Chambers, Room 206, City Hall, 142 East Main Street.

The packet and agenda can found on the Friday prior to the meeting by clicking the Inland Wetlands Watercourse tab at this website: <https://meridencityct.documents-on-demand.com/>

APPLICATIONS:

- a. Application of Mark Development, LLC at 850 Murdock Avenue/Northrup Road-** application for new 130,016 sq. ft. executive office and warehouse/distribution building impacting 45,000 sq. ft. in the upland review area.
- b. Application of Batista Companies, Inc. at 27, 35, 43, 51 & 57 South Broad Street** – application for a multi-use commercial development with associated site and utility improvements in the upland review area with no direct wetlands impact.

APPLICATIONS RECEIVED TO BE HEARD AT A LATER DATE:

- a. Application of Andre Bell at 307 North Wall Street** – application to install a 500-gallon above ground propane tank with line to house in the upland review area adjacent to Baldwin's Pond (Anticipated to be Administratively Approved)
- b. Application of DFC of Research 1201, LLC at 1051 Research Parkway** – for a new 45,000 sq. ft. warehouse facility and associated site and utility improvements impacting +/- 600 sq. ft. of wetlands and 116,305 sq. ft. in the upland review area.

ZONING BOARD OF APPEALS

Meeting date: Tuesday, June 7, 2022 at 6:30 p.m. Engineering & Information Technology Conference Room, Room 28, City Hall, 142 East Main Street.

The packet and agenda can found on the Friday prior to the meeting by clicking the Zoning Board of Appeals tab at this website: <https://meridencityct.documents-on-demand.com/>

ZBA APPLICATIONS:

- a. Appeal #4750 at 64 Isabelle Dr., Michael & Donna Gudelski, Owner/Applicant.** Requesting a variance of Sec. 213-17B to allow an in-law apartment in the S-R zone.
- b. Appeal #4754 at 1173 & 1187 No. Broad St., North Broad Park, LLC Owner/Applicant.** Requesting approval of Site Plan of Sec. 213-72 and requesting a Special Exception of Sec. 213-61A for change in non-conforming use from mixed use 12-unit mobile home park with restaurant to a 12-unit detached multi-family development with no restaurant in the R-1 zone.
- c. Appeal #4755 at 554 Broad St., 554 Broad St. Meriden, LLC, Owner/Luis L. Lemus, Applicant.** Requesting a variance of Sec. 213-46A(3) for a reduction of the required buffer from 3 ft to 0.1 ft in the C-1 zone.
- d. Appeal #4756 at 149 Fowler Ave. Ext., Yizulelis Williams, Owner/Applicant.** Requesting a front yard variance of Section 213-48F(2) for a 6-foot fence where 4 feet is required in the front yard, in the R-1 zone.
- e. Appeal #4757 at 1063 Old Colony Rd., Heena Roshni LLC, Owner, Ravi Patel, Applicant.** Requesting a Special Exception of Section 213-25B(2)(a) and 213-25B(2)(h) mixed commercial use including a micro beer distribution business in the C-3 zone.
- f. Appeal #4758 at 1 Colony St., The Colony Project LLC., Owner, Colony Holdings 2022 LLC, Applicant.** 1) a variance of Section 213-27K(4) to increase density to 30 units, 2) a variance of Section 213-27K(4)(a) to allow studio/one bedroom units with a minimum square footage of 425 where 500 sq is required, 3) a variance of Section 213-27 Table 213-1 Note 1 to permit residential on the ground floor behind 33% non-residential use in the front of the building, 4) a variance of Section 213-27(3) building floors maximum for multiple family dwellings be increased to five floors in the TOD/HC zone.
- g. Appeal #4759 at 9 Colony St., The Colony Project LLC., Owner, Colony Holdings 2022 LLC., Applicant.** A variance of Section 213-27 Table 213-1 Note 1 to permit residential on the ground floor behind 33% non-residential use in the front of the building, in the TOD/HC zone.
- h. Appeal #4760 at 13 Colony St., The Colony Project LLC., Owner, Colony Holdings 2022 LLC, Applicant.** 1) Requesting a variance of Section 213-27K(4)(a) to allow studio/one bedroom units with a minimum square footage of 400 sq where 500 sq is required. 2) a variance of Section 213-27 Table 213-1 Note 1 to permit residential on the ground floor behind 33% non-residential use in the front of the building, in the TOD/HC zone.
- i. Appeal #4761 at 21 Colony St., The Colony Project LLC. Owner, Colony Holdings 2022 LLC, Applicant.** 1) a variance of Section 213-27K(4) to increase density to 17 units, 2) a variance of Section 213-27K(4)(a) to allow studio/one bedroom units with a minimum square footage of 490 where 500 sq is required, 3) a variance of Section 213-27 Table 213-1 Note 1 to permit residential on the ground floor behind 33% non-residential use in the front of the building in the TOD/HC Zone.
- j. Appeal #4762 at 51 Colony St., The Colony Project LLC., Colony Holdings 2022 LLC., Applicant.** 3) a variance of Section 213-27 Table 213-1 Note 1 to permit residential on the ground floor behind 33% non-residential use in the front of the building in the TOD/HC Zone.

PLANNING COMMISSION

Meeting date: Wednesday, June 8, 2022 at 6:30 p.m. City Council Chambers, Room 206, City Hall, 142 East Main Street.

MEETING CANCELLED

ECONOMIC DEVELOPMENT HOUSING ZONING COMMITTEE (EDHZ)

Meeting date: To Be Determined at 5:30 p.m. Hybrid at City Hall and via Microsoft Teams Virtual Meeting

The packet and agenda, including information on how to access the meeting, can found by clicking the Economic Development, Housing and Zoning link at this website:

<https://meridencityct.documents-on-demand.com/>